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Economic Commission for Europe

Executive Committee

Decision approving the renewal of the mandates and terms of reference of the Working Party on Land Administration and the Real Estate Market Advisory Group under the Committee on Housing and Land Management[1]

The Executive Committee, at its sixty-seventh meeting on 5 March 2014, approved the following:

a. Renewal of the mandate of the Working Party on Land Administration and its terms of reference with further amendments as contained in Annex I, until 31 December 2015; and

b. Renewal of the mandate of the Real Estate Market Advisory Group and its terms of reference with further amendments, as contained in Annex II, until 31 December 2014.

[1] The mandate and terms of reference mentioned in this decision replace the previous mandate and terms of reference for the Working Party on Land Administration and previous Executive Committee decision related to this mandate and terms of reference. During the review of the 2005 ECE Reform, EXCOM agreed that existing subsidiary bodies of ECE could continue to function without further approval for their extension from EXCOM, until the end of the review process (Item 5 of EXCOM/CONCLU/45). Thus no request for renewal was submitted in the period 2011-2013.

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Annex I

Mandate and Terms of Reference of the Working Party on Land Administration

1. The Working Party on Land Administration is mandated until 31 December 2015 to help achieve the objectives and carry out the activities set out below, under the auspices of the ECE Committee on Housing and Land Management.

2. The overall objectives of the Working Party are the promotion and improvement of land administration and land management in the ECE region. The Working Party aims at supporting security of tenure, introducing and improving cadastre and land registry, and developing real estate markets. The members of the Working Party are the national land-administration authorities and related authorities from the member States of ECE.

3. The activities of the Working Party are based on cooperation and the exchange of experience among all countries of the ECE region, through: seminars and workshops organized in ECE member countries; land-administration reviews; participation in the development of country profiles on housing and land management organized by the Committee on Housing and Land Management; electronic publications, and where appropriate, paper versions, and dissemination of studies and guidelines on specific land-administration and land-management topics; benchmarking and preparation of inventories of land-administration systems in the ECE region; and the provision of policy advice and expert assistance. In particular, the Working Party deals with:

(a) Land Administration

General objectives: Improving the acquisition, registration, storage, maintenance and dissemination of information on real property rights as well as the geometric and physical characteristics of land.

Areas of work: Documentation of ownership rights, leases and mortgages, land cover, land-use and land-use restrictions, geo-referenced addresses; transfer of ownership rights; adjudication of land rights; solving of land disputes; cadastral mapping; database activities; real property valuation; personal data protection; re-use of land-administration public data; pricing of services; cost-recovery requirements; development of professional skills; taxation of land and real properties; monitoring of real estate markets; development of e-services; participation of land-administration authorities in e-government programmes.

(b) Land management

General objectives: Contributing to the formulation, implementation and monitoring of land policy and geo-data policy (including related financial policy issues); promotion of sustainable land management programmes and projects.

Areas of work: Providing advice in support of implementation of geo-spatial data policy; contributing to sustainable development of urban and rural areas with particular focus on land consolidation, the protection of natural resources and the further strengthening of good governance.

4. The Working Party shall periodically review its work plan to ensure that its concrete and results-oriented activities (which are undertaken to achieve the objectives in the areas of work set out above) are coherent with the work of the Committee on Housing and Land Management and within the overall objectives of ECE.

5. The Working Party coordinates its concrete and results-oriented activities in close contact with other international governmental and non-governmental organizations active in related fields, such as the United Nations Programme on Human Settlements (UN-HABITAT), other United Nations regional commissions, the Food and Agriculture Organization of the United Nations (FAO), the United Nations Development Programme (UNDP), the European Union institutions concerned with land management activities (e.g. the INSPIRE Initiative, the EULIS Project), the International Federation of Surveyors (FIG), the Permanent Committee on Cadastre (PCC), the International Centre of Registration Law (CINDER), the European Umbrella Organisation for Geographic Information (EUROGI), EuroGeographics and the European Land Registry Association (ELRA).

6. The Working Party cooperates with international financial and donor organizations that fund programmes and projects related to land administration in countries of the ECE region, such as the European Union, the European Bank for Reconstruction and Development, and the World Bank.

7. The Working Party encourages partnership among the public and private sectors and their involvement in managing land resources and capacity-building for sustainable development. It encourages cooperation with educational institutions in order to enhance capacity-building activities.

Annex II

Mandate and Terms of Reference of the Real Estate Market Advisory Group

I. Mandate

1. The Real Estate Market Advisory Group (REM) is mandated to act until the end of 2014 as an advisory body to the Committee on Housing and Land Management. It also provides advice to the Working Party on Land Administration.

2. The objective of the Advisory Group is to support improved planning and implementation by member States in the areas outlined below, based upon policy tools and recommendations issued by the Committee and the Working Party and supported by the Advisory Group:

- Efficiency of services
- Prerequisites for development of sound real estate markets
- Good governance
- Sustainable financing
- Transparency and advanced financial products
- Property valuation
- Social housing
- Training and capacity-building

3. The Advisory Group creates no additional financial implications for the United Nations.

II. Activities

4. The concrete, results-oriented activities of the Advisory Group include:

- To advise the Committee and the Working Party on their activities and ECE member States on practical arrangements for the implementation of policy recommendations and specific activities to achieve optimal results at the country level in the areas listed above.
- To contribute to the work of the Committee and the Working Party through capacity-building activities and dissemination of information, good practices and know-how in ECE member countries on the above policy areas as linked with practical activities and projects in individual countries.
- To expand the network of experts available to support relevant activities through networking with global and regional financial institutions, lender and donor organizations, non-governmental organizations and the business community, with a view to making its activities and assistance to ECE member countries more efficient and practical.

5. The Advisory Group will also, according to the needs expressed by member States and the decisions taken by the Committee:

(a) Provide practical advice on the challenges addressed by the Committee and the Working Party to improve the environment for real estate investments, real estate markets and housing development.

(b) Promote policy frameworks and best practices that support sustainable real estate markets including best practices in promoting investment in national real estate sectors in individual countries.

(c) Undertake studies and advisory missions, organize seminars and training workshops, draft policy models and guidelines, collect data, and provide information and training kits.

(d) Develop and carry out specific projects, as agreed by the Committee Bureau and subject to available funding.

(e) Assist countries in training and capacity-building within the real estate and land administration sectors. When appropriate, participate as an expert in advisory missions and in workshops, and provide expertise for preparing documentation and studies.

(f) Promote public-private partnerships in land administration.

(g) Collect good practices and experiences on land administration reform in the ECE region.

6. The activities of the Advisory Group contribute to the programme of work of the Committee and the Working Party. The Advisory Group may put forward proposals for activities within this framework according to its terms of reference. The final decision on activities to be carried out by the Advisory Group remains with the Committee. The Committee is expected to benefit from the additional expertise on real estate markets that will be provided.

III. Membership and composition of the Group

7. The Advisory Group consists of experts from the private sector, financial institutions, non-governmental organizations, and professional associations dealing with the promotion of the real estate market, financial services and land administration. The Bureau of the Committee invites experts to become members of the Advisory Group in their personal capacity; the Advisory Group can propose suitable candidates.

8. The composition of the Group should be in line with the following rules and principles:

(a) The Advisory Group should consist of not more than nine people, who will be invited in their personal capacity; initially the Advisory Group can be based on the current six members.

(b) Functional and geographical representation should be considered in the selection process.

(c) A Chair and one or two Vice-Chairs will be elected.

(d) The composition should relate to the substantive needs of the Committee, as reflected in its programme of work.

(e) Experts from non-governmental organizations and the private sector are eligible to become members.

IV. Modalities of operation

9. The Advisory Group operates in accordance with the guidelines for the establishment and functioning of teams of specialists within ECE (ECE/EX/2/Rev.1) and the Guidelines for procedures and practices for ECE bodies (E/2013/37-E/ECE/1464, Appendix III).

10. The Advisory Group reports to and is supervised by the Committee. It works in close cooperation with the secretariat and the Bureau of the Committee and participates in Bureau meetings as observers. Attendance at such meetings is normally delegated to the Chair or Vice-Chairs of the Advisory Group. Other members will be invited as necessary. The secretariat provides the necessary administrative support to the Advisory Group's activities once they have been agreed by the Committee.

11. The Advisory Group identifies resources required for implementing its work plan. For this purpose it may raise funds and solicit in-kind contributions to support its activities, in compliance with United Nations rules and regulations.

12. Advisory Group members may involve any organization or expert necessary to assist them in their work. Before any engagement, however, the Group shall give prior notice to the Bureau and to the ECE secretariat about the person they intend to use and give the justification for their involvement.

13. Examples of such organizations and experts who may assist in carrying out projects include:

- Government organizations
- NGOs, real estate professional organizations and international bodies
- Financial organizations
- Mixed organizations constituted by public-private partnerships
- International experts with specific and direct knowledge regarding the individual problems and needs of recipient countries.